

TOTAL F.S.I. STATEMENT IN SQ.M. FOR (WING - A, B, C, D1 & D2)							
WING NAME	FLOOR	HEIGHT above Gr.	COMM. B/UP AREA	RESI. B/UP AREA	MHADA B/UP AREA	TOTAL B/UP AREA	TENE NO.
Wing - A	B2+B1+GR.+17 FL.	51.05 M	2182.15	12877.86	0	15117.58	13.11
Wing - B	B2+B1+GR.+2 FL.	8.45 M	0	2084.60	0	2084.60	13.11
Wing - C	B2+B1+GR.+2 FL.	8.45 M	0	1747.14	0	1747.14	9.50
Wing - D1	B2+B1+P+5 FL.	17.25 M	0	0	1224.00	1224.00	3.61
Wing - D2	B2+B1+P+5 FL.	17.25 M	0	0	1224.00	1224.00	3.61
TOTAL			2182.15	16709.60	2448.00	21397.32	42.94
			18891.75	0.00			194.00

F.S.I. STATEMENT IN SQ.M. - (WING - A)					
FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE NO.	
GROUND FL.	554.71	0.00	554.71		
FIRST FL.	313.86	449.79	763.65	3	1
SECOND FL.	656.79	449.79	1106.58	3	1
THIRD FL.	656.79	449.79	1106.58	3	1
FOURTH FL.	0.00	834.72	834.72	5	3
FIFTH FL.	0.00	834.72	834.72	5	3
SIXTH FL.	0.00	834.72	834.72	5	3
SEVENTH FL.	0.00	834.72	834.72	5	3
EIGHTH FL.	0.00	784.40	784.40	4	3
NINTH FL.	0.00	834.72	834.72	5	3
TENTH FL.	0.00	834.72	834.72	5	3
ELEVENTH FL.	0.00	834.72	834.72	5	3
TWELFTH FL.	0.00	834.72	834.72	5	3
THIRTEENTH FL.	0.00	784.40	784.40	4	3
FOURTEENTH FL.	0.00	834.72	834.72	5	3
FIFTEENTH FL.	0.00	834.72	834.72	5	3
SIXTEENTH FL.	0.00	834.72	834.72	5	3
SEVENTEENTH FL.	0.00	777.25	777.25	5	3
TOTAL	2182.15	12877.96	15060.11	13.11	77

F.S.I. STATEMENT IN SQ.M. - (WING - D1)					
FLOOR	RESI	LIFT AREA	BUILDING HEIGHT	TENE NO.	
GROUND FL.	0.00			0	0
FIRST FL.	244.80			2	2
SECOND FL.	244.80			2	2
THIRD FL.	244.80			2	2
FOURTH FL.	244.80			2	2
FIFTH FL.	244.80			2	2
TOTAL	1224.00	3.61	17.25	10	10

PARKING AREA STATEMENT FOR BLDG.				
PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER	
For every 100 sq.m. carpet area or fraction thereof	100	2	6	
For 2182.15*0.85 = 1854.83 sq.m	1854.83	37	111	
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 30.00 TO 40.00 SQ.M.	2	1	2	
REQUIRED PARKING FOR 20 TENEMENTS	20	10	20	
2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M.	2	1	2	
REQUIRED PARKING FOR 121 TENEMENTS	121	61	121	
1 TENEMENTS HAVING CARPET UP AREA BETWEEN 80.00 TO 150.00 SQ.M.	1	1	1	
REQUIRED PARKING FOR 53 TENEMENTS	53	53	53	
TOTAL	194	161	305	
5% ADDITION PARKING	8	15		
TOTAL	169	320		
TOTAL REQ. PARKING	169 X 12.50	320 X 2		
TOTAL AREA	2112.50	640.00		
TOTAL PARKING AREA		2752.50		

F.S.I. STATEMENT IN SQ.M. - (WING - D2)					
FLOOR	RESI	LIFT AREA	BUILDING HEIGHT	TENE NO.	
GROUND FL.	0.00			0	0
FIRST FL.	244.80			2	2
SECOND FL.	244.80			2	2
THIRD FL.	244.80			2	2
FOURTH FL.	244.80			2	2
FIFTH FL.	244.80			2	2
TOTAL	1224.00	3.61	17.25	10	10

F.S.I. STATEMENT IN SQ.M. - (WING - B)					
FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE NO.	
GROUND FL.	0.00			0	0
FIRST FL.	1035.92			8	2
SECOND FL.	1046.68			14	2
TOTAL	2084.60	13.11	8.45 M	6	0

F.S.I. STATEMENT IN SQ.M. - (WING - C)					
FLOOR	COMM	RESI	TOTAL	LIFT AREA	BUILDING HEIGHT
GROUND FL.	0.00	0.00	0.00		
FIRST FL.	0.00	873.57	873.57	9.50	8.45 M
SECOND FL.	0.00	873.57	873.57		
TOTAL	0.00	1747.14	1747.14		

ANCILLARY AREA CALCULATION					
P LINE AREA	BASIC AREA	Permit Ancillary Area (10%)	Permit Ancillary Area (10%)		
D1	2182.15	1212.31	969.84		
D2	16709.60	10479.48	6287.69		
TOTAL	18891.75	11691.79	6287.69		
Total Permit Ancillary Area (Resi + Comm)					
7257.53					

OCCUPANCY LOAD AREA CALCULATIONS	
1. For Shops @ GR. FL.	554.71
No. of persons	554.71 / 3 = 184.90 say 185 persons
2. For Shops @ above GR. FL.	1627.44
No. of persons	1627.44 / 6 = 271.24 say 271 persons
Total Persons For Shops = 185 + 271 = 456	

REFUGE AREA CALCULATION (BUILDING 'A')	
Required Refuge Area = (Built up Area/12.50 Sq. m. per person X 2FL X 0.30 Sq. m. per person	
Permit. Refuge Area = (834.72/12.50) X 2 X 0.30 Sq. m. = 40.06 SQ. M.	
Prop. Refuge area = 51.80 SQ. M.	

NALA AREA CALCULATION					
1	6.00	X	30.32	X	0.5 = 90.96
2	5.97	X	26.61	X	0.5 = 79.43
3	5.69	X	14.40	X	0.5 = 40.97
4	5.31	X	14.40	X	0.5 = 38.23
5	5.85	X	35.47	X	0.5 = 103.75
6	5.97	X	35.47	X	0.5 = 105.88
7	3.63	X	7.20	X	0.5 = 13.07
8	3.04	X	7.20	X	0.5 = 10.94
9	5.91	X	48.18	X	0.5 = 142.37
10	5.98	X	48.18	X	0.5 = 144.06
11	5.95	X	50.44	X	0.5 = 150.06
12	5.98	X	50.44	X	0.5 = 150.82
TOTAL					
1070.54					

OPEN SPACE - 1 AREA CALCULATION					
1	36.75	X	17.30	X	0.5 = 317.89
2	30.51	X	12.63	X	0.5 = 192.59
3	26.63	X	11.50	X	0.5 = 153.12
4	14.54	X	2.62	X	0.5 = 19.05
5	14.05	X	3.73	X	0.5 = 26.20
6	13.93	X	2.07	X	0.5 = 14.42
7	2.63	X	0.78	X	2/3 = 1.37
TOTAL					
724.64					

ROAD WIDENING AREA CALCULATION					
1	6.68	X	19.95	X	0.5 = 66.63
2	6.64	X	19.95	X	0.5 = 66.23
TOTAL					
132.87					

WING - A Sanitation Requirement :					
For Comm. Shop person =	2182.15				
Fixture	Male	Female			
Water Closet	1 per 50	1 per 50			
Urinals	1 per 50	---			
Required Sanitation For Commercial					
Fixture	Male (2/3rd)	Female (1/3)			
Water Closet	1454.77	727.38			
Urinals	29	15			

OPEN SPACE 2 & 3 AREA CALCULATION					
1	9.80	X	20.41	X	0.5 = 100.00
2	9.80	X	20.41	X	0.5 = 100.00
TOTAL					
200.00					

TOTAL OPEN SPACE AREA					
OPEN SPACE - 1	=	711.72			
OPEN SPACE - 2	=	200.00			
OPEN SPACE - 3	=	200.00			
TOTAL					
1111.72					

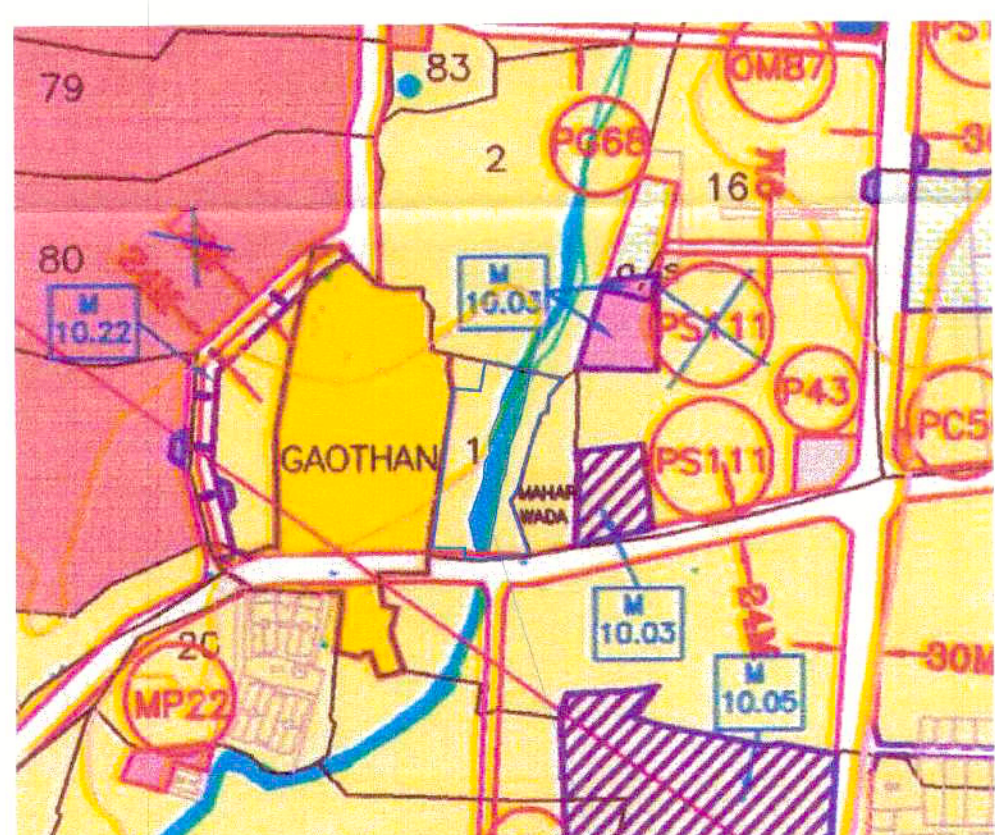
WATER CALCULATION					
For Commercial & Residential					
WATER REQUIRED AS PER RULE NO. OF PERSON X 45					
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135					
456	X	45	X	0	= 20520
194	X	5	X	135	= 130950
TOTAL = 1,51,470 + 60,000 = 2,11,470 LTRS.					
SAY - 2,11,500.00 LTRS.					
SUMP WELL CAPACITY:					
151470	X	1.5			= 227205.00
SAY - 2,27,500.00 LTRS.					
ADD FIRE FITTING = 50000 LTRS. X 3 Bldg = 1,50,000.00					
TOTAL = 2,27,500 + 1,50,000 = 3,77,500.00 LTRS.					

FSI + NON FSI AREA STATEMENT FOR EC		
SR. NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	18891.75
02	NON F.S.I.	-
2.1	INCLUSIVE HOUSING	2448.00
2.2	OPEN BALCONY	0.00
2.3	PASSAGE AREA	0
2.4	REGULAR STAIR CASE	0.00
2.5	FIRE STAIR CASE	0.00
2.6	TOP TERRACE AREA	-
2.7	DRY BALCONY	-
2.8	STAIRCASE CAP AREA	156.42
2.9	PROJECTION	1200.00
2.10	REFUGE AREA	51.80
2.11	GROUND PARKING SLAB	2906.67
2.12	BASEMENT AREA	11487.86
	ANY OTHER	-
03	3.1 CLUB HOUSE	201.50
	3.2 LIFT AREA	42.94
	3.3 PODIUM AREA	0
	3.4 SERVICES (S.T.P., TRANSFORMER, U.G.T etc)	2000.00
	TOTAL NON F.S.I	20495.19
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (18891.75 + 20495.19)	39386.94



Google Location Plan

Proposed Site



DP Location Plan

Proposed Site

STAMP OF APPROVAL

D.P. Layout

9/23/2023

APPROVED SUBJECT CONDITION

APPROVED UNDER COMMENCEMENT

CERTIFICATE NO. 66/1750/23

Building Inspector Deputy Engineer P.M.C.

(B.P.D.P. Zone No-1) P.M.C.

AREA STATEMENT AS PER NEW UDCPR - 2020

Area of Plot	SQ.M.
(Minimum area of a b.c to be considered)	11250.00
a) As per ownership document (7/12, of TS extract)	11250.00
b) as per measurement sheet	11250.00
c) as per site	11250.00
Deductions for	
a) Area under Road widening	132.87
b) Any Reservation Area	0.00
Total (a + b)	132.87
Balance Area of Plot (1-2)	11117.13
Amenity Space (if applicable)	
a) Required	0.00
b) Proposed	0.00
c) Balance Proposed	
Net Plot Area (3-4(a))	11117.13
Recreational Open Space (if applicable)	
a) Required	1111.71
b) Proposed	1111.72
Internal Road Area	0.00
Plotable area (if applicable)	0.00
Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X Basic F.S.I.)	12228.84
Addition of F.S.I. on Payment of Premium (11250.00 X 0.50)	0.00
In - Situ FSI / TDR loading	
(a) In-Situ are against D.P. road (2.0 X Sr. No. 2(a), if any	0.00
(b) In-Situ are against Amenity Space if handed over (2.0 or 1.85 X Sr. No. 4(b) and / or (c))	0.00
(c) TDR area (11250.00 X 1.15) - (265.74)	0.00
(d) Total in situ / TDR loading proposed (11 (a) + (b) + (c))	0.00
Additional FSI area under Chapter No. 7	0.00
Total entitlement of FSI in the Proposal	
(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	12228.84
(b) Permit. Ancillary Area FSI upto 60% or 80% with payment of charges	7257.53
(c) Prop. Ancillary Area FSI upto 60% or 80% with payment of charges	6662.91
(d) Total entitlement (a + c)	18891.75
Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.6 or 1.8)	
Total Built-up Area in proposal (excluding area at S.No. 17b)	
a) Existing Built up Area	
b) Proposed Comm. Built up Area (as per 'Pline')	2182.15
c) Proposed Resi. Built up Area (as per 'Pline')	16709.60
d) Total (a + b + c)	18891.75
F.S.I. Consumed (17/13) (should not be more than serial No. 15 above)	
a) Required (20% of Sr. No. 10)	2445.77
b) Proposed	2448.00

DESIGN ARCHITECT :-

CUBIX ARCHITECTS ASSOCIATES

OFFICE NO. 1 AND 2, ANSHU KALIA, OPP. BIKHAYJI HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BHUVANESHWARI, PUNE. E-MAIL: cubixarchitects@gmail.com

CONTACT NO. 7757440888 - 7757440887

PROJECT :-

PROPOSED BUILDING ON S.NO. 1/1(P), 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13, 1/14(P), AT DHANORI, PUNE.

CERTIFICATE OF AREA.

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out agrees with the area stated in document of Ownership T.P. Scheme Records/ Land Records Department/ City Survey records.

SIGN OF ARCHITECT

OWNER SIGN.

M/s BUNTY REALTORS Thro' Partners

MR. K. B. BHANU RAJ GOYAL

ARCHITECTS

SANDEEP HARDIKAR & ASSOCIATES

ARCHITECTS - INTERIOR DESIGNER

502, SADHANA APPT. SHIVAJINAGAR, PUNE-05. TEL. - 9371236397/ 9371236398 Email- syhardkar@gmail.com.

AR. SANDEEP HARDIKAR (CA 9012777)

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
23.10.2023	1:500	VIJAY	- - -	- - -